

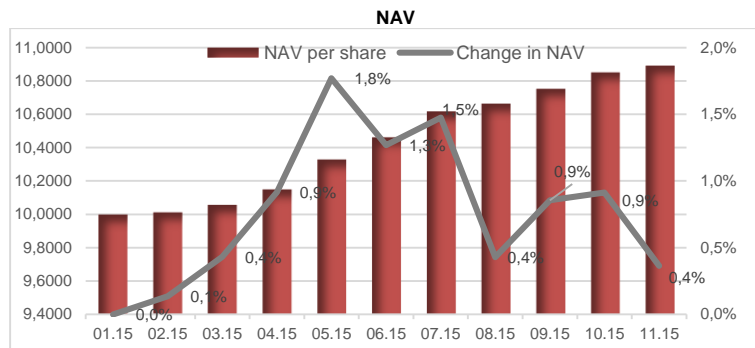
# EfTEN Kinnisvarafond II AS factsheet

November, 2015



## Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,8883
Number of shares	2 502 500
Consolidated asset value, EUR thousand	75 425
Consolidated Net Asset Value, EUR thousand	35 613



## Portfolio

As at October 30,11 2015, EUR thousand	
Land and buildings	69 182
Expected NOI per year	5 391

### Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, R�vala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
<b>Kokku</b>				<b>38 912</b>

## Loan capital

As at November 30, 2015, EUR thousand	
Total loan liabilities	37 135
Weighted average debt maturity in years	3,9
Weighted average interest rate	1,56%
Loan to value	53%
Debt Service Coverage Ratio	13,3

## Balance sheet

ASSETS	30.11.2015	LIABILITIES	30.11.2015
<i>€ in thousand</i>			
Cash and cash equivalents	4 988	Borrowings	37 135
Other current assets	658	Other liabilities	2 679
<b>Current assets total</b>	<b>5 646</b>	<b>LIABILITIES TOTAL</b>	<b>39 814</b>
Land and buildings	69 185	<b>EQUITY</b>	<b>30.11.2015</b>
Other long-term assets	596	Share capital	33 360
<b>Long-term assets total</b>	<b>69 781</b>	Reserves	-607
<b>ASSETS TOTAL</b>	<b>75 427</b>	Retained earnings	2 860
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>75 427</b>